# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- April 21, 2017

#### 121 N. LaSalle Street- Room 200

#### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Sol Flores Sam Toia Amanda Williams

Chairman Sercye called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, Flores, Toia and Williams).

Motion to approve the minutes from the March 17, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.

Motion to approve the April 21, 2017 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.

### 9:00 A.M.

163-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** J. Gary Fencik Trust dated July 1, 1984

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1134 W. Schubert Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30.80' to zero for a proposed 7'-6" x 100'-11" wood fence. **Application approved by voice vote. 4-0; yeas – Sercye, Flores,** 

Toia, and Williams

164-17-Z ZONING DISTRICT: B3-5 WARD: 25

**APPLICANT:** BR Allport, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1801-03 S. Throop Street

**SUBJECT:** Application for a variation to reduce the required parking from

three parking spaces to two parking spaces for the proposed fourstory building being converted from twelve dwelling units to

eighteen dwelling units and a new two car garage.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

165-17-Z ZONING DISTRICT: RT-3.5 WARD: 47

**APPLICANT:** David Spielfogel and Lee Crandell

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4022 N. Ravenswood Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 35.06' to zero, west setback from 1.75' to zero (east to be zero), for a proposed two-story single family residence and rear

privacy walls which shall be 8' in height.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

166-17-Z ZONING DISTRICT: RT-3.5 WARD: 47

**APPLICANT:** David Spiefogel and Lee Crandell

**OWNER:** Same as applicant

PREMISES AFFECTED: 4022 N. Ravenswood Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from the required one space to zero for a proposed two story single

family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

167-17-S ZONING DISTRICT: B1-1 WARD: 18

**APPLICANT:** The Church of Jesus Christ International

**OWNER:** Same as applicant

PREMISES AFFECTED: 7711-23 S. Kedzie Avenue

**SUBJECT:** Application for a special use to establish a religious assembly

facility.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

168-17-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Sonia Dua D/B/A Sonia Beauty Salon

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5053 N. Clark Street

**SUBJECT:** Application for a special use to establish a barber shop.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

169-17-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** SDC 16002, LLC

**OWNER:** 5555 W. Irving Park, LLC **PREMISES AFFECTED:** 5533-57 W. Irving Park Road

**SUBJECT:** Application for a special use to establish a one-lane drive-through

to serve a proposed fast food restaurant. Continued to May 19, 2017 at 9 a.m.

170-17-Z ZONING DISTRICT: RS-3 WARD: 33

**APPLICANT:** Chicago Jewish Day School

**OWNER:** Same as applicant

PREMISES AFFECTED: 3730 N. California Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37'-6" to 20'-9" for a proposed one-story addition to an

existing school.

Application approved by voice vote subject to the conditions stated on the record. 3-0; yeas – Sercye, Flores, and Toia

(Williams absent)

171-17-S ZONING DISTRICT: RS-3 WARD: 33

**APPLICANT:** Chicago Jewish Day School

**OWNER:** same as applicant **PREMISES AFFECTED:** 3755 N. Mozart Street

**SUBJECT:** Application for a special use to establish an off-site accessory

parking lot to serve an existing school and a new addition located

at 3730 N. California Avenue.

Application approved by voice vote subject to the conditions stated on the record. 3-0; yeas – Sercye, Flores, and Toia

(Williams absent)

172-17-Z ZONING DISTRICT: RS-3 WARD: 33

**APPLICANT:** Chicago Jewish Day School

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3755 N. Mozart Street

**SUBJECT:** Application for a variation to reduce the west front setback from

the required 20' to 15'-10", south setback from 12' to 4'-4" for a proposed off-site accessory parking lot to serve an existing school

and addition located at 3730 N. California Avenue.

Application approved by voice vote subject to the conditions stated on the record. 3-0; yeas – Sercye, Flores, and Toia

(Williams absent)

173-17-S ZONING DISTRICT: PMD-8, Sub District A WARD: 20

**APPLICANT:** Brodsen Acquisitions, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1356 W. 47th Street

**SUBJECT:** Application for a special use to establish a one-lane drive-through

to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia recused)

174-17-S ZONING DISTRICT: DC-12 WARD: 42

**APPLICANT:** Motorola Solutions, Inc.

**OWNER:** Piedmont 500 West Monroe Fee, LLC

**PREMISES AFFECTED:** 500 W. Monroe Street

**SUBJECT:** Application for a special use to establish an on-premise wall sign.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

175-17-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Niall T. McGrath
OWNER: Same as applicant
PREMISES AFFECTED: 3648 W. 107th Street

**SUBJECT:** Application for a variation to reduce the west setback from the

required 4' to 3', east from 4' to 3', combined setback from 12' to 6'

for a proposed two-story single family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

176-17-Z ZONING DISTRICT: RS-2 WARD: 8

**APPLICANT:** Grove Heights Baptist Church

**OWNER:** Same as applicant

PREMISES AFFECTED: 9800 S. Greenwood Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20.85' to 12.69' for an elevator enclosure addition with interior alterations for an accessible toilet within an existing

church.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

177-17-S ZONING DISTRICT: C1-3 WARD: 33

**APPLICANT:** 3300 N. California Avenue, LLC

**OWNER:** same as applicant

PREMISES AFFECTED: 3300 N. California Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building with two interior parking stalls and two exterior parking stalls at

the rear.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

178-17-Z ZONING DISTRICT: C1-3 WARD: 33

**APPLICANT:** 3300 N. California, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3300 N. California Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to

20' on floors containing dwelling units for a proposed four-story, four dwelling unit building with two interior parking stalls and two

exterior parking spaces at the rear of the building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

179-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** David and Cara Castenada

**OWNER:** Same as applicant

PREMISES AFFECTED: 920 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.50' to 21.33' for a proposed bridge to connect a rear stair to a proposed roof deck on the existing three-car garage. **Application approved by voice vote. 3-0; yeas – Sercye, Flores,** 

and Toia (Williams absent)

180-17-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Fletch Development
OWNER: Same as applicant
PREMISES AFFECTED: 3258 N. Clifton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37'-1" to 21' for a proposed open stair/ bridge to access a

proposed garage rooftop deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

181-17-Z ZONING DISTRICT: RS-2 WARD: 38

APPLICANT: Agnieszka Salwach
OWNER: Same as applicant
PREMISES AFFECTED: 3842 N. Paris Avenue

**SUBJECT:** Application for a variation to reduce the required average front

yard setback from 41.66' to 21' for a proposed two-story single family residence with a rear two-story open porch and a two-car

detached garage.

Application denied by voice vote. 0-3; yeas - none; nays -

Sercye, Flores, and Toia (Williams absent)

182-17-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1814 W. 33rd Place

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story single family residence with an attached two-car garage with front driveway access.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

183-17-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant PREMISES AFFECTED: 1816 W. 33rd Place

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, single family residence with an attached two-car private garage with front driveway access. Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

184-17-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1822 W. 33rd Place

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story single family residence

with an attached two-car private garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

185-17-Z ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1822 W. 33rd Place

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30' to 20.2' for a proposed three-story, single family residence with an attached two car garage with front driveway

access.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

186-17-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1820 W. 33rd Place

**SUBJECT:** Application for a special use to establish a residential use below

the second floor for a proposed three-story, single family residence

with an attached garage with front driveway access.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

187-17-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1824 W. 33rd Place

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, single family residence with an attached two-car private garage with front driveway access. Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

188-17-Z ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1824 W. 33rd Place

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30' to 0.33' for a proposed three-story, single family residence with an attached two-car garage with front driveway

access.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

189-17-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1830 W. 33rd Place

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, single family residence with an attached two-car garage with front driveway access.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

190-17-Z ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** Joe Skiba

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1830 W. 33rd Place

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 1'-6" for a proposed three-story, single family

residence with an attached two car garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

191-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Katherine and Jeffery Johnson

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2027 W. Grace Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35.03' to 24' for an open stair to access a proposed garage

roof deck on the existing garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

192-17-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Sustainabuild, LLC- 1541 Wood Series

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1541 N. Wood Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 21' for an open stair / bridge to access a proposed garage rooftop deck which shall also contain the relocated rear vard

open space on the existing two-car garage.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

193-17-Z ZONING DISTRICT: RS-2 WARD: 39

APPLICANT: David Schulman
OWNER: Same as applicant
PREMISES AFFECTED: 5802 N. Kirby Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 33.43' to zero, the south setback from 4' to zero ( north to be at 8.7'), the combined total width of side setbacks from 13.33' to 8.7' for a three-car garage with roof deck and an exterior stair to

access the roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

194-17-S ZONING DISTRICT: B1-2 WARD: 47

**APPLICANT:** HUTUP Inc.

PREMISES AFFECTED: 1932 W. Irving Park Road

**SUBJECT:** Application for a special use to establish a barber shop.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

195-17-S ZONING DISTRICT: B1-2 WARD: 17

APPLICANT: Nidal Nasrawi
OWNER: Same as applicant
PREMISES AFFECTED: 7745 S. Halsted Street

**SUBJECT:** Application for a special use to establish a barber shop.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

196-17-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Ken and Lisa Amann **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2523 N. Southport Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.2' to 0.92', north setback from 4' to zero ( south to be at 0.27'), combined side setback from 10' to 0.27' for a proposed privacy screen wall with roof with a maximum height of 19.55' on

the existing garage roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

197-17-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** 734 W. Buckingham, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 734 W. Buckingham Place

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39.85' to 20' for a proposed open bridge /catwalk to access a proposed garage roof deck which shall also contain the relocated

rear yard open space.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

198-17-S ZONING DISTRICT: PMD-4, Sub District A WARD: 27

**APPLICANT:** Wolcott School **OWNER:** Same as applicant

PREMISES AFFECTED: 1938-58 W. Hubbard St. / 439-51 N. Damen Ave. / 1939-59 W. Ferdinand St.

**SUBJECT:** Application for a special use to establish a 17,000 square foot

indoor sports and recreation facility.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

199-17-S ZONING DISTRICT: PMD-8 WARD: 11

APPLICANT: Grand Mere. LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3601-11 S. Iron Street

**SUBJECT:** Application for a special use to establish a vehicle storage and

towing facility.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

200-17-S ZONING DISTRICT: B3-1 WARD: 23

**APPLICANT:** Robert Vana **OWNER:** Same as applicant

**PREMISES AFFECTED:** 6743 W. Archer Avenue 1st Flr.

**SUBJECT:** Application for a special use to establish a barber shop.

Continued to May 19, 2017 at 2 p.m.

201-17-S ZONING DISTRICT: RM-5 WARD: 7

**APPLICANT:** Waterfront Terrace Inc.

**OWNER:** 7760 South Shore Drive Building, LLC

**PREMISES AFFECTED:** 7760 S. South Shore Drive

**SUBJECT:** Application for a special use to establish a non-required, accessory

parking lot to serve the nursing home located at 7750 S. South

Shore Drive.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

202-17-Z ZONING DISTRICT: RM-5 WARD: 7

**APPLICANT:** Waterfront Terrace Inc.

**OWNER:** 7760 South Shore Drive Building, LLC

**PREMISES AFFECTED:** 7760 S. South Shore Drive

**SUBJECT:** Application for a variation to reduce the front yard setback from

the required 20' to 7' for a proposed non-required, accessory parking lot to serve the nursing home located at 7750 S. South

Shore Drive.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

203-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Development Group, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 850 W. Lill Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37'-7" to 21'-2" for a proposed open stair / bridge to access a proposed garage roof deck which shall also contain the relocated

rear yard open space.

Continued to May 19, 2017 at 2 p.m.

204-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Development Group, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 818 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.7' to 21.2' for a proposed open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated

rear yard open space.

Continued to May 19, 2017 at 2 p.m.

205-17-Z ZONING DISTRICT: RM-6.5 WARD: 2

**APPLICANT:** Thomas Elden 2013 Trust

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1550 N. State Parkway

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39.6' to 8.5' and the south setback from 5' to zero for a proposed private roof deck with steel pergola and fixed planters to serve a dwelling unit in an existing three and twelve story multi-

residential unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

206-17-S ZONING DISTRICT: B3-1 WARD: 31

**APPLICANT:** Diamaris Quiles D/B/A La Rogue

**OWNER:** Jianyun Hu

**PREMISES AFFECTED:** 2702 N. Laramie Avenue

**SUBJECT:** Application for a special use to establish a beauty/ nail salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Williams absent)

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (Williams absent). Meeting went into closed session at 12:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (Williams absent). Meeting returned to open session at 12:30 PM.

The Chairman moved to recess at 12:35 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (Williams).

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Flores, Toia and Williams).

### 2:00 P.M.

207-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Joshua and Summer Thornton

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 901 W. Webster Avenue

**SUBJECT:** Application for a variation to increase the existing front building

floor area by no more than 8.8% from the existing 3169.17 square feet by 278.89 square feet for a proposed three-story addition, third floor bay addition and a rear open stair to access a proposed second floor balcony and a privacy wall which shall be 7.83' in height on

the existing three-story, single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

208-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Joshua and Summer Thornton

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 901 W. Webster Avenue

**SUBJECT:** Application for a variation to reduce the west setback from the

required 2.4' to zero (east to be zero which is meeting the required side setback for abutting a public street) for a rear three story addition, a third floor bay addition, a rear open stair way to access a proposed second floor balcony and a privacy wall which shall be 7.83' in height on the existing three-story, single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

209-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** GSXR, LLC 3302 Hamilton Series

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3302 N. Hamilton

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.70' to 2', south setback to be zero and north setback to be 2', combined side setback from 5' to 2' for a proposed screened

pergola which exceeds 15' from grade.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

210-17-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Anna Volkman, Valerie Isotalo

**OWNER:** Mindy Sullivan

**PREMISES AFFECTED:** 1830 W. Wilson Avenue

**SUBJECT:** Application for a special use to establish a beauty salon.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

211-17-S ZONING DISTRICT: B1-1 WARD: 18

**APPLICANT:** Aguilla Resha Johnson

**OWNER:** Azmi Barakat

PREMISES AFFECTED: 2503 W. 79th Street

**SUBJECT:** Application for a special use to establish a beauty salon.

**Dismissed for Want of Prosecution** 

212-17-Z ZONING DISTRICT: RT-4 WARD: 3

**APPLICANT:** Dennis Kern **OWNER:** Same as applicant

PREMISES AFFECTED: 3744 S. Michigan Avenue

**SUBJECT:** Application for a variation to increase the floor area ratio by not

more than 15% (1,065 square feet) of the floor area that has existed for more than 50 years (7,415 square feet) for a proposed three-story rear addition, a rear open deck, a patio enclosed with

foundation walls and rails for the existing three-story, single family

residence.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

213-17-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** Volo Holdings, LLC 2863 W. Lyndale Series

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2861 W. Lyndale Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 20'-10" for a proposed open stair/ bridge to access a proposed roof deck which shall also contain the relocated rear yard

open space.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

214-17-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** Marshfield Home, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1085 N. Marshfield Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39' to 23' -4" for an open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated rear yard

open space.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

215-17-S ZONING DISTRICT: B3-1 WARD: 22

**APPLICANT:** Gente Bella Beauty Salon

**OWNER:** Jack R. Epstein **PREMISES AFFECTED:** 4346 W. 26th Street

**SUBJECT:** Application for a special use to establish a beauty salon.

Dismissed for Want of Prosecution

216-17-S ZONING DISTRICT: C1-1 WARD: 40

APPLICANT: Michael J. Quinlan
OWNER: Same as applicant
PREMISES AFFECTED: 1775 W. Rosehill Drive

**SUBJECT:** Application for a special use to convert an existing one and two

story commercial building to a single family residence.

Continued to May 19, 2017 at 2 p.m.

217-17-Z ZONING DISTRICT: C1-1 WARD: 40

APPLICANT: Michael J. Quinlan
OWNER: Same as applicant
PREMISES AFFECTED: 1775 W. Rosehill Drive

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for the conversion of an existing one and two

story commercial building to a single family residence.

Continued to May 19, 2017 at 2 p.m.

218-17-S ZONING DISTRICT: B3-1 WARD: 21

**APPLICANT:** Eco-Site Inc. **OWNER:** Andrew Durity

**PREMISES AFFECTED:** 8601-05 S. Racine Avenue

**SUBJECT:** Application for a special use to establish a 120' wireless

communication facility. The proposed tower will accommodate

three carriers.

Continued to May 19, 2017 at 2 p.m.

219-17-S ZONING DISTRICT: DS-5 WARD: 3

**APPLICANT:** Board of Education - City of Chicago

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1601 S. Dearborn Street

**SUBJECT:** Application for a special use to establish a four-story elementary

school.

Application approved by voice vote. 3-0; yeas – Flores, Toia,

and Williams (Sercye recused)

220-17-Z ZONING DISTRICT: DS-5 WARD: 3

**APPLICANT:** Board of Education -City of Chicago

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1601 S. Dearborn Street

**SUBJECT:** Application for a variation to reduce the required eight on-site

parking spaces by not more than one for a total of seven on-site parking spaces to serve a proposed four-story elementary school. **Application approved by voice vote. 3-0; yeas – Flores, Toia,** 

and Williams (Sercye recused)

221-17-Z ZONING DISTRICT: DS-5 WARD: 3

**APPLICANT:** Board of Education- City of Chicago

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1601 S. Dearborn Street

**SUBJECT:** Application for a variation to eliminate the required 10' x 50'

loading berth for a proposed four-story elementary school. **Application approved by voice vote. 3-0; yeas – Flores, Toia,** 

and Williams (Sercye recused)

222-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** 800 W Wisconsin, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1900 N. Halsted Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 6.77' to zero, the rear setback from 16.93' to 4.5', south setback from 2.32' to 0.2' (north to be 1.13'), combined side setback from 5.8' to 1.33' for a proposed third floor addition, a first floor front wall and partial side wall replacement and a third floor rear deck on to the existing three- story three dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores,** 

Toia, and Williams

223-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** 800 W. Wisconsin, LLC

OWNER: Same as applicant PREMISES AFFECTED: 1900 N. Halsted Street

**SUBJECT:** Application for a variation to increase the pre-existing floor area of

3,440.24 square feet with the addition of 492.09 square feet which is an increase of not more than 14.31% for a proposed third floor addition, a first floor front wall and partial side wall replacement and a third floor rear deck on to the existing three- story three

dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

224-17-S ZONING DISTRICT: B3-2 WARD: 8

**APPLICANT:** Anastasie Nchouandoungam

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1750 E. 79th Street

**SUBJECT:** Application for a special use to establish a hair salon.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

225-17-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Cleveland Menomonee, LLC

**OWNER:** The Dolores J. Roth Living Trust, dated July 31, 2002

PREMISES AFFECTED: 509 W. Menomonee Street

**SUBJECT:** Application for a variation to reduce the front wall setback facing a

public street located on a corner from the required 5' to 3', rear wall setback to a side property line from 10; to 8.06', the rear end wall setback facing a public street from 10' to 8', and to relocate four of the five required private yard open spaces of 175 SF per unit on to the proposed roof terrace, for a three-story, five dwelling unit townhouse building with thirteen enclosed parking stalls and roof

terraces.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams (Flores absent)

226-17-Z ZONING DISTRICT: RS-3 WARD: 26

**APPLICANT:** 1734 Humboldt Acquisitions, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1728 N. Humboldt Boulevard

**SUBJECT:** Application for a variation to increase the maximum building

height from the maximum 30' to 33' for a proposed canopy roof above the second floor of the existing two-story, single family

residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams (Flores absent)

**227-17-Z ZONING DISTRICT: RS-3** WARD: 26

**APPLICANT:** 1734 Humboldt Acquisitions, LLC

PREMISES AFFECTED: 1728 N. Humboldt Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 22' for a proposed spiral stair to access the garage

roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams (Flores absent)

228-17-Z ZONING DISTRICT: RS-3 WARD: 26

**APPLICANT:** 1734 Humboldt Acquisitions, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1726 N. Humboldt Boulevard

**SUBJECT:** Application for a variation to increase the building height from the

maximum 30' to 33' for a roof addition over the roof deck on the

existing two-story single family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia,

and Williams (Flores absent)

229-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Westford Development, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 4131 N. Oakley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34'-10" to 2', north setback from 2' to zero (south to be 2'-6"), combined setback from 5' to 2'-6" for a proposed open stair which shall also contain the relocated rear yard open space and a

pergola which will be 19.6' in height. Continued to June 16, 2017 at 2 p.m.

230-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Westford Development, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3933 N. Hamilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34'-10" to 2', north setback from 2.4' to zero ( south to be 2'-10"), combined setback from 6' to 2'-10" for a proposed open stair which shall also contain the relocated rear yard open space

and a pergola which will be 19'-6" in height. **Continued to June 16, 2017 at 2 p.m.** 

231-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Westford Development, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 4120 N. Claremont Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.75' to 2' for an open stair and landing for a proposed garage roof deck which shall also contain the relocated rear yard

open space and a pergola.

Continued to June 16, 2017 at 2 p.m.

232-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Westford Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4133 N. Oakley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.1' to 2', north setback from 2' to zero (south to be 2.6'),

combined setback from 5' to 2.6' for an open stair to access a garage roof deck which shall also contain the relocated rear yard

open space and a pergola.

Continued to June 16, 2017 at 2 p.m.

233-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Westford Development, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4129 N. Oakley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34'-10" to 2', north setback from 2' to zero (south to b 2'-6"), combined side setback from 5' to 2'-6" for an open stair to access a garage roof deck which shall contain the relocated rear

yard open space and a pergola.

Continued to June 16, 2017 at 2 p.m.

234-17-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** Chicago Equities LLC & Land Equities, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1667 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story building with retail and twenty -five indoor parking spaces on the ground floor and

thirty dwelling units above.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

235-17-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** Chicago Equities, LLC and Land Equities, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1667 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the required loading space

from one to zero for a proposed four-story building with retail and twenty-five indoor parking spaces on the ground floor and thirty

dwelling units above.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

236-17-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** 1222-26 Ohio, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1224 W. Ohio Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 47'-3" to 36' for an open stair/ bridge to access the proposed garage roof deck which shall also contain the relocated

rear yard open space.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

237-17-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Phoenix Builders Group, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1020 W. Diversey Parkway

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.35' to 21.17' for a catwalk connection to a proposed garage roof deck and to relocate the 202.31 square feet of rear yard

open space to a deck which more than 4' above grade.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

238-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Chicago Title Land Trust Co ATUT # 120430

**OWNER:** Same as applicant

PREMISES AFFECTED: 2327 W. McLean Avenue

**SUBJECT:** Application for a variation to increase the non-conforming floor

area not to exceed 3% of the 4453.89 square feet to 4567.84 square feet for a proposed three story elevator addition to the existing

three-story, five dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

239-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Chicago Title land trust Co ATUT # 120430

**OWNER:** Same as applicant

PREMISES AFFECTED: 2327 W. McLean Avenue

**SUBJECT:** Application for a variation to increase the existing height of up to

4% from 35.8' to 37.12' for a proposed three-story elevator addition for an existing three-story, five dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores,** 

240-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Chicago Title Land Trust Co ATUT #120430

**OWNER:** Same as applicant

PREMISES AFFECTED: 2327 W. McLean Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 20.67', rear property line setback for garages accessing from a public alley from 2' to 1.5' for a detached two car garage with a roof deck and a bridge connection at the rear of the

existing three-story, five dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

241-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Chicago Title Land Trust Co ATUT # 120430

**OWNER:** Same as applicant

PREMISES AFFECTED: 2327 W. McLean Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the minimum 1,125 square feet to 127.15 square feet for a

proposed garage with roof deck and a bridge connection from the existing three-story building to access the garage roof deck.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

242-17-Z ZONING DISTRICT: RS-3 WARD: 45

**APPLICANT:** Mariusz Stanisz & Amanda Earley

**OWNER:** Same as applicant

PREMISES AFFECTED: 5059 N. Northwest Highway

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.5' to 2', north setback from 2' to 0.42 ( south to be 0.42') combined side setback from 5' to 0.84' for a stair to access a garage roof deck which shall also contain 19.75 square feet of the

required 450 square feet of rear yard open space.

Application approved by voice vote. 4-0; yeas – Sercve, Flores,

Toia, and Williams

243-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Marc Zahr

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2026 N. Honore Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 28.67', north and south setback from 3.84' each to zero, combined side setback from 9.6' to zero for a proposed two story single family residence with three-car detached garage with a

roof deck and a stair and a side open raised patio.

Withdrawn

244-17-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Rachel Ahotow Revocable Trust

**OWNER:** Same as applicant

PREMISES AFFECTED: 1144 W. Newport Avenue

**SUBJECT:** Application for a variation to reduce the rear wall setback to a side

property line from 12' to 0.14', front wall setback from a side

property line from 12' to 2.17' for a proposed second and third floor addition, roof deck, privacy screen wall with a height of 16' and an open stair to access the roof deck on the existing four dwelling unit

town house development.

Continued to May 19, 2017 at 2 p.m.

245-17-Z ZONING DISTRICT: RM-5.5 WARD: 48

**APPLICANT:** Kenmore 5029, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5029 N. Kenmore Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20' to 13.06', north setback from 5' to zero to allow twenty-one open paved parking spaces to serve an existing three-story religious assembly building to be converted to forty

residential units.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

246-17-S ZONING DISTRICT: B3-1 WARD: 45

**APPLICANT:** Bruce Nay d/ b/ a Windy City Nails and Spa

**OWNER:** Gladstone Corners, LLC **PREMISES AFFECTED:** 5316 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

247-17-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: 3933 Seeley, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3933 N. Seeley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.78' to 2' for an open stair to access a garage roof deck

with a pergola. **Withdrawn** 

## **CONTINUANCES**

12-17-Z ZONING DISTRICT: RT-4 WARD: 11

**APPLICANT:** Wayland Ng and Jimmy Ng

**OWNER:** Same as applicant **PREMISES AFFECTED:** 330 W. 25th Place

**SUBJECT:** Application for a variation to reduce the front setback from the

required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit

building.

Continued to May 19, 2017 at 2 p.m.

38-17-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue

**SUBJECT:** Application for a variation to increase the non-conforming floor

area ratio not to exceed 8.3% of the 2574.1 square feet to 2786.6 square feet for a third floor dormer addition to the existing three-

story, three dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

39-17-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 13.75' to 13.0', north setback from 2.0' to 1.0' (south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

40-17-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue

**SUBJECT:** Application for a variation to increase the permitted height from

30.0' to 30.67' for a proposed third floor dormer addition for the

existing three-story, three dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

84-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 1108 Webster, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1108 W. Webster

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36.9' to 22' for an open bridge to access a proposed garage

rooftop deck on the existing six-car garage. Continued to June 16, 2017 at 2 p.m.

93-17-Z ZONING DISTRICT: RS-3 WARD: 11

**APPLICANT:** St. Jerome Croatian Church

**OWNER:** Same as applicant

PREMISES AFFECTED: 2813 S. Princeton Avenue

**SUBJECT:** Application for a variation reduce the front setback from the

required 11.66' to zero, rear setback from 37.53' to zero, north setback from 6.25' to zero for a proposed two story addition to an

existing school and religious assembly.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

94-17-Z ZONING DISTRICT: RS-3 WARD: 11

**APPLICANT:** St. Jerome Croatian Church

**OWNER:** Same as applicant

PREMISES AFFECTED: 2813 S. Princeton Avenue

**SUBJECT:** Application for a variation to increase the existing floor area ratio

(39,419.94 square feet) by 33 % (13, 055.78 square feet) to 52, 475.72 square feet for a proposed two-story addition to an

existing school and religious assembly.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams

110-17-S ZONING DISTRICT: B1-1 WARD: 39

**APPLICANT:** Rule Transfer IL, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4102 W. Peterson Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one

lane-drive through to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Toia recused)

123-17-S ZONING DISTRICT: B1-1 WARD: 19

**APPLICANT:** Kimberly Buford - DBA Color Me Nail Bar

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1810 1/2 W. 99th Street

**SUBJECT:** Application for a special use to permit the establishment of a nail

salon

Continued to May 19, 2017 at 2 p.m.

141-17-Z ZONING DISTRICT: RM-5.5 WARD: 2

**APPLICANT:** HSC Realty, LLC- LaSalle 1308

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1308 N. LaSalle Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 44.55' to 35', south setback from 2' to 1' (north to be 3'), combined side setback to be 4' for a proposed four-story, rear addition to an existing four-story, four dwelling unit building.

Application denied by voice vote. 0-3; yeas – none; nays -

Sercye, Toia, and Williams (Flores absent)

149-17-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Claremont 2165 LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2165 N. Claremont Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2', north setback from 3.68' to zero, south from 3.68' to zero, combined setback from 9.2' to zero for a proposed three-story, four dwelling unit building with open porch with a connection to the proposed garage roof deck of the proposed

garage.

Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas – Sercye, Flores, Toia, and

Williams

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 6:35 PM.

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting returned to open session at 6:45 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of March 17, 2017, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 76-17-A at its regular meeting of February 17, 2017 and Board Cal. No. 29-17-Z at its regular meetings of January 20, 2017 and February 17, 2017, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

The Chairman moved to recess at 6:47 PM. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.